

**CROSSROADS REDEVELOPMENT PROJECT AREA**  
**PROJECT AREA COMMITTEE (PAC) - REGULAR MEETING**  
**FINAL - MINUTES OF THURSDAY, JANUARY 22, 2009**

The members of the Crossroads Project Area Committee (PAC) held their regular meeting at the College Avenue Baptist Church, Visitor Center Building 4747 College Avenue, San Diego, California, from 6:33 p.m. to 8:20 p.m.

Members present at Roll Call: Daniele Laman, Charles Maze, David Nelson, William Albrechtsen, Anna Orzel-Arnita, Jody Talbot, Kasra Movahedi and Cynthia Lewis [8]  
Arrived Members that arrived after Roll Call: Anthony Lovio (6:35) [1]

Members not present: Ali Binder, John Mireles, Lina Dewey, Brian D'Emilio and David Zaloudek [5]  
Staff in Attendance: Tracy Reed  
Public in Attendance: Fourteen (14) signed registration) attendance sheet

Documents Distributed: 1) Grantville Master Plan Charrette flyer and schedule, 2) Notice of Affordable Housing Database, and 3) International Rescue Committee (IRC) letter of November 3, 2008.

**CALL TO ORDER:** Called to order at approximately 6:33 p.m. by Charles Maze, PAC Chair.

1. **ROLL CALL:** A quorum was established when 8 of the 14 PAC members were present. Currently one position is vacant (Residential Owner, College Area/ City Heights).
2. **APPROVAL OF AGENDA:** For January 22, 2009

**MOTION** – **Daniele/Cindy:** Revise year on agenda, under next meeting date and items move 3605 to 3675 College Avenue to February meeting, and approve revised agenda; passes (7-0-11c)

3. **APPROVAL OF MINUTES:** For October 23, 2008

**MOTION** – **Bill/Daniele:** Approve minutes with revisions as stated; passes (7-1(Anthony)-1c)

4. **COMMENTS ON NON-AGENDA ITEMS:** Committee & Public

**Committee:**

Anna: Community vision award from County, I attended a Fox Canyon meeting. I would like to know more about Community Smart Growth applications.

Charles: Let's look into applying for the Smart Growth applications in future years.

Daniele: Eastern area would like to know about funding for a future library and recreation center.

**Public:** none

## 5. REPORTS: (synopsis of discussion)

### Elected Officials:

Marti Emerald (District 7 Councilmember): Attended meeting and introduced her staff. Xema Jacobson is my chief of staff. Cynthia Harris is a District 7 aide that will be responsible for the College Area and El Cerrito. Kimvan Nguyen is a District 7 aide that will be responsible for the Eastern Area and City Heights. Don Mullen is my chief of policy and will be responsible for redevelopment and other specific issues. I am the chair of the Public Safety and Neighborhood Service Committee and I am a member of the Budget and Natural Resource Committees. I am looking for input from everyone with my district regarding their 3 top priorities. Redevelopment needs to reflect the community.

### Agency Staff:

Tracy: The I-Bank invited the Agency to apply for a loan up to \$2 million for the North Chollas Park comfort station will proceed to hearing late March for application, loan and funding approval. Agency funding would be contingent upon receiving the loan (\$600K to \$1.3K). Agency will be establishing a repayment schedule of CDBG funds provided to adopt project area. The Agency and Council approved the OPA with Wakeland Housing for Village Green Apartments. Agency and Council approved 3<sup>rd</sup> Implementation Agreement for the CentrePoint and established conditions for a transfer of the site and agreement. The funding obligation has been reduced to \$4,969,000. I was waiting to hear from the DART team prior to returning 3605 to 3675 College Avenue to PAC Agenda. The DART team will attend February meeting. I am proceeding to Agency and Council for the design and installation of streetlight for El Cajon Blvd and Streamview Dr at an estimated cost of \$580,000 in March. Agency will be going to Agency and Council to establish HELP program for the Oak Park Neighborhood using College Grove housing funds. Working with the College Grove project manager for a joint project to design and install additional streetlights along College Avenue from 94 to University Avenue.

### Chair:

Charles: I would like to remind the committee and audience that Adam Futo resigned from the PAC in August therefore there is an open Residential Owner, College Area/City Heights. Remember we have our annual election in June.

## 6. OLD BUSINESS: (synopsis of discussion)

- **Discussion:** Status of Code Enforcement –

Tracy: The Agency has executed a MOU with the Development Services Dept. to providing funding for Neighborhood Code Compliance to assign a Zoning Investigator to the Project Area for the remainder of this year. Intent is to renew this agreement for next year. The estimated cost for this year is approximately \$65,000 and for next year is \$130,000. Funding will be included in next year's project budgeted.

- **Discussion & Possible Action:** Additional assistance from IRC regarding Urban Farm –  
Tracy: In July 2007 the PAC recommend the Agency provide assistance to IRC for cost of installing a water meter for this project. The estimate at that time \$10,000. The cost of the water meter has increased approximately an additional \$6,683 since then. The IRC would like the PAC to amend their previous recommendation to cover the additional cost

Kara: I will excuse and remove myself from this discussion I work for IRC.

Amy Lint: I am the IRC project manager for the New Roots Community Farm. The cost of the project is higher than what we expected in July of 2007. We have received \$60k of CDBG funds from District 7. We will have about 80 plots that can be farmed. The parcel will be fenced, there will be a tool shed on site, a shade structure. We will be teaching and providing instructions on farming and water conservation on site. We received a neighborhood use permit from the city in August 2008. The farm will be open for the public to visit from dusk to dawn. We hope to keep water cost to a minimum with conservation but we expect our annual water bill to be approximately \$30k. There is a bus stop nearby and open street parking along Chollas Parkway. At sometimes parking could be tricky. Someone will be onsite all of the time. We hope to start installing the fence the first week of February.

Committee/Audience: Had questions regarding proposal, hours, parking, water, and users.

**MOTION** – Jody/Daniele: Amend previous recommendation to more accurate figure for New Roots Community Farm from \$10,000 for water meter to not to exceed \$17,000 for project; passes (7-0-1c) with Karsa Movahedi recused from committee discussion.

- **Discussion & Possible Action:** Funding recommendation for 67<sup>th</sup> Street Sidewalk Project –  
Tracy: In July 2008 the PAC recommended the Agency provide up to \$100,000 for this improvement with the condition that Engineering contact the adjacent property owners and seek their participate. Engineering has determined that seeking property owner participation would be inappropriate.

David N: There is a similar issue with sidewalks at Landis, ~~Lemon~~ and 52<sup>nd</sup> Street. Could we get engineering to evaluate this location for a potential improvement?

Tracy: I will pass along your request and the map you provided me to engineering and report back.

**MOTION** – Jody/David N: Recommend project area provides \$100,000 for sidewalk project for 67<sup>th</sup> Street; passes (8-0-1c)

- **Update:** Agency Reorganization –  
Tracy: It is currently on hold.

## 7. NEW BUSINESS: (synopsis of discussion)

- **Discussion & Possible Action:** Apply for SANDAG Smart Growth Implementation Program for Chollas Triangle and matching funds –  
Tracy: SANDAG has called for application regarding Planning Grants for the Smart Growth Incentive Program. There is approximately \$2 million available for this 2-year cycle.

Planning was aware of our effort to redevelop Chollas Triangle. They notified us regarding the application. The maximum amount per application is \$400k. Chances for being awarded a grant are enhanced if matching funding are provided. The current estimate for this effort is approximately \$555k. In our application we will request a grant of \$275k, be obligated to provide \$225k in matching funds and \$55k of in kind services. All applications are scheduled to go before the City Council on February 3<sup>rd</sup>. Our funding would be contingent upon receiving the grant. Does the PAC recommend the Agency proceed with this application and providing the matching funds?

Committee/Audience: Had questions regarding planning effort and grant timing.

**MOTION** – **Daniele/Jody**: Recommend approval of not to exceed \$225,000 for moving for Grant regarding Chollas Triangle SANDAG Smart Growth Implementation Program; passes (8-0-1c)

#### **8. NEXT MEETING DATES & TENTATIVE AGENDA ITEMS:**

- **February 26, 2009**: Discussion regarding ongoing issues with 3605 to 3675 College Avenue and surrounding area.
- **March 26, 2009**: Regular meeting

#### **9. ADJOURNMENT:**

**MOTION** – **MOTION** – **Jody/David N**: Passes (8-0-1c).

Prepared: 02-17-09 twr

Revisions: 03-13-09 twr (conversion from Word 2003 to Word 2007 has created some errors)

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Draft (Final) Approved: February 26, 2009

Motion was by: Daniele/Anna

Revisions are in: *Double Underlined and Italic*

PAC vote was: 9-0-1c

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